



# PLANNING COMMISSION MEETING AGENDA – September 13, 2022

Mason City Hall, 201 W. Ash Street, Mason, MI  
Sycamore Room 1st Floor, 6:30 p.m.

---

1. CALL TO ORDER
2. CONFIRMATION OF MEMBER ATTENDANCE
3. PUBLIC COMMENT
4. APPROVAL OF MINUTES
  - A. Approval of Minutes from the Planning Commission Meeting on July 18, 2022
5. UNFINISHED BUSINESS
  - A. Resolution 2022-07: Approval of a Preliminary Plat to Create 22 Residential Lots and New Road on a Parcel of Land at the End of Stratford Drive, Mason, MI, Parcel Number 33-19-10-04-477-001. ***This request has been withdrawn by the applicant.***
6. NEW BUSINESS
  - A. Resolution 2022-09: Approval of a two-year extension of a previously approved Final Site Plan with minor amendments for the 20-lot Rayner Ponds Estates Subdivision shown on a plan submitted by James Giguere of Giguere Homes dated July 28, 2022.
7. LIAISON REPORT ([09.06.22](#))
8. ADJOURNMENT

**CITY OF MASON  
PLANNING COMMISSION MEETING  
MINUTES OF JULY 18, 2022  
DRAFT**

Sabbadin called the meeting to order at 6:30 p.m. in person at Mason City Hall.

**CONFIRMATION OF MEMBER ATTENDANCE**

		<b>Present</b>	<b>Absent</b>	<b>Notes</b>
Commissioner	Barna		X	No notice given.
Commissioner	Bliesener	X		
Council Liaison	Clark	X		
Commissioner	Kirkby	X		
Commissioner	Perrault	X		
Chair	Sabbadin	X		
Vice Chair	Waxman		X	Notice given.
Secretary	Wren	X		
Commissioner	VACANT			

Also present: Deborah Stuart, City Manager, Elizabeth A. Hude, AICP, Community Development Director

**PUBLIC COMMENT**

None.

**APPROVAL OF MINUTES**

Sabbadin requested an amendment to the minutes reflecting Waxman opening the meeting on May 10.

MOTION by Barna second by Bliesener, to approve the Planning Commission Meeting minutes as amended from May 10, 2022.

**VOTE**

Yes (6) Bliesener, Clark, Kirkby, Perrault, Sabbadin, Wren

No (0)

Absent (2) Barna, Waxman

**MOTION PASSED**

**PUBLIC HEARING**

A. Public Hearing on a Request Submitted by Eugene Franks, Family Farm & Home, Inc. for a Special Use Permit and Concurrent Preliminary and Final Site Plan Approval for the Conversion of Dedicated Parking Areas for the Use of Trailer Sales, the Expansion of a Permanent Outdoor Retail Area, and Seasonal Outdoor Retail Displays for an Additional 9,000 Square Feet of Outdoor Retail Area on Property Located at 558 N. Cedar, Mason, MI, Parcel Number 33-19-10-05-401-004

1. Resolution 2022-05: Approval of the Special Use Permit and concurrent Preliminary and Final site plan approval for the property located at 558 N. Cedar, Mason, MI, parcel number 33-19-10-05-401-004 with Conditions

OPEN: 6:34 p.m. CLOSED: 6:36 p.m. PUBLIC COMMENT: None.

MOTION by Clark second by Kirkby, to approve Resolution 2022-05.

DISCUSSION: Commissioners discussed concerns regarding egress in the area between the fence and the parking area. The distance meets zoning requirements for two-way traffic and Fire had no concerns with the proposed changes. Additional discussion took place regarding the need for fencing and the applicant stated it was necessary for security.

VOTE

Yes (5) Bliesener, Kirkby, Perrault, Sabbadin, Wren

No (1) Clark

Absent (2) Barna, Waxman

MOTION PASSED

B. Public Hearing on a Request Submitted by James Giguere, Giguere Realty & Dev. LLC to Amend the Zoning Map by Rezoning Land Located at the End of Stratford Drive, Mason, MI, Parcel Number 33-19-10-04-477-001 from RS-2 Single Family Residential District to RS-3 Single Family Residential District

1. Resolution 2022-06: Amendment to the Zoning Map by Rezoning Land Located at the End of Stratford Drive, Mason, MI, parcel number 33-19-10-04-477-001 from RS-2 Single Family Residential District to RS-3 Single Family Residential District.

OPEN: 6:57 p.m. CLOSED: 7:19 p.m. PUBLIC COMMENT: Several community members in the neighborhood spoke in opposition of the proposed rezoning, some expressed concerns about drainage problems.

- Chris Wright, 150 Stratford Drive
- Joe Billig, 864 Eaton Drive
- Dennis Cook, 879 Eaton Drive
- Jim Rissardi, 126 Stratford Drive
- Rebecca Brazaski, 848 Ravenwood Court
- Todd Kalchick, 157 Stratford Drive
- Steve Davis, 847 Charrington Court
- Mohammed Alghurabi and Diana Ross, 158 Stratford Drive, by email received on July 12, 2022

Ron Enger, 4685 W Columbia Rd, Mason, engineer and surveyor for project, addressed the Planning Commission explaining the request was intended to make construction more affordable by spreading infrastructure costs over 22 homes instead of 20. Homes would be priced \$400-600,000 and does not anticipate that it would degrade surrounding property values.

MOTION by Clark second by Bliesener, to approve Resolution 2022-06.

**DISCUSSION:**

Commissioners discussed the proposal and why the lots were not reduced to the minimum allowable in the existing zoning district, consistency with the master plan, wetlands which are too small to be regulated and potential drainage issues or sinkholes, storm sewer outlets will be designed to collect the water and send it into the ponds and city storm sewer system. Questions were asked about zoning restrictions – size, coverage, height and if there was a way to redraw the 22 lots to meet the existing zoning. Mr. Enger responded that he did not believe so.

**VOTE**

Yes (0)

No (6) Bliesener, Clark, Kirkby, Perrault, Sabbadin, Wren

Absent (2) Barna, Waxman

**MOTION FAILED**

C. Public Hearing on a Request Submitted by James Giguere, Giguere Realty & Dev. LLC for Approval of a Preliminary Plat to Create 22 Residential Lots and New Road on a Parcel of Land at the End of Stratford Drive, Mason, MI, parcel number 33-19-10-04-477-00

1. Resolution 2022-07: Approval of a Preliminary Plat to Create 22 Residential Lots and New Road on a Parcel of Land at the End of Stratford Drive, Mason, MI, Parcel Number 33-19-10-04-477-001.

OPEN: 7:32 p.m.      CLOSED: 7:34 p.m.      PUBLIC COMMENT: None.

MOTION by Clark second by Bliesener, to defer the matter to the regular Planning Commission meeting on September 13, 2022.

**VOTE**

Yes (6) Bliesener, Clark, Kirkby, Perrault, Sabbadin, Wren

No (0)

Absent (2) Barna, Waxman

**MOTION PASSED**

**UNFINISHED BUSINESS**

None.

**NEW BUSINESS**

A. Resolution 2022-08: Approval of Preliminary and Final Site Plan Approval for the Addition of a 555 Square Foot Deck with an Awning Canopy on Property Located at 440 S. Jefferson St., Mason MI Parcel Number 33-19-10-08-240-021.

MOTION by Clark, second by Wren to approve Resolution 2022-08.

DISCUSSION: Commissioners discussed the proposal and raised questions related to the definition of the structure and if walls are added how that changes from an accessory structure to an addition, encroachment into the sewer easement, and footings. The property owner is aware of the risk associated with the encroachment and that he would need to remove the deck at his own costs. A written agreement will be made as part of the building permit process. The business current has performances in the alley and the deck is expected to be used for seating and not as a stage. It was noted that the plan also includes the pergola that was installed previously.

VOTE

Yes (5) Barna, Bliesener, Kirkby, Waxman, Wren

No (1) Clark

Absent (2) Barna, Waxman

MOTION PASSED

**LIAISON REPORT**

Council Liaison Clark gave an update on the July 5 City Council meeting.

**ADJOURN**

The meeting adjourned at approximately 8:00 p.m.

---

Megan Wren, Secretary



## City of Mason Planning Commission

*Staff Report*

TO: Planning Commission  
FROM: Elizabeth A. Hude, AICP, Community Development Director  
SUBJECT: Rayner Ponds Estates Subdivision – Extension of Final Site Plan  
DATE: September 13, 2022

---

A request has been received from James Giguere, Giguere Realty & Development, LLC, for a 12-month extension of a previously approved Preliminary and Final Site Plan to construct roads, utilities and infrastructure to serve a new residential subdivision with 20 buildable lots and one common area on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-007 per the letter attached dated August 19, 2022.

Due to impacts of Covid-19, Mr. Giguere's project has experienced delays with various aspects of the project beyond his control that he needs to move forward. An extension would provide Mr. Giguere until November 4, 2023 to finish development of the full 20-lot subdivision.

The current Final Site Plan (construction details) will expire November 4, 2022. It was originally approved by the Planning Commission on November 4, 2021 through Resolution 2021-07. The applicant has made amendments to the plan, dated July 28, 2022. The changes reflect the previously approved 20 lots and infrastructure being developed in three phases - No. 4, 5, and 6, and a modification of the eastern terminus of the road to be a cul-de-sac. The cul-de-sac is necessary to support turning of snow plows and other service vehicles, and also ensures a continuation of the road should the adjacent property be developed in the future. The road in the first phase No. 4 will be constructed as a 'T' turnaround to support service vehicles, shown on construction plans dated July 8, 2022.

The applicant received an extension of the previously approved Final Preliminary Plat (layout of lots and infrastructure) from City Council on September 6, 2022.

**STAFF RECOMMENDATION: Approve Resolution 2022-09**

Introduced:  
Second:

**CITY OF MASON  
PLANNING COMMISSION  
RESOLUTION No. 2022-09**

**A RESOLUTION GRANTING A 12 MONTH EXTENSION OF THE FINAL SITE PLAN ORIGINALLY APPROVED AS RESOLUTION 2021-07 ON NOVEMBER 4, 2021 FOR THE CONSTRUCTION OF ROADS, UTILITIES AND INFRASTRUCTURE TO SERVE 20 BUILDABLE LOTS AND ONE COMMON AREA ON PROPERTY LOCATED NORTH OF THE INTERSECTION OF STRATFORD AND EATON ROADS, PARCEL 33-19-10-04-426-007.**

**September 13, 2022**

**WHEREAS**, a request has been received from James Giguere, Giguere Realty & Development, LLC, for an extension of a previously approved Final Site Plan to construct roads, utilities and infrastructure to serve a new residential subdivision with 20 buildable lots and one common area on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-007; and,

**WHEREAS**, the Final Site Plan was originally approved as Resolution 2021-07 on November 4, 2021; and

**WHEREAS**, amendments to the Final Site Plan are reflected on plans dated July 28, 2022 sheets 1-3 and also on plans dated July 8, 2022 sheets 1-4; and

**WHEREAS**, Section 94-229 states that approvals of a final site plan are valid for a period of 12 months and one extension of a final site plan may be granted for an additional 12 months at the sole discretion of the approving authority; and

**WHEREAS**, Section 94-228 states that an amendment to an approved final site plan must be approved by the planning commission; and,

**WHEREAS**, the Planning Commission accepts the staff memo dated September 13, 2022 as findings of fact that, the applicant has established good cause:

**NOW THEREFORE BE IT RESOLVED**, that the City of Mason Planning Commission does hereby grant a 12-month extension of the Final Site Plan, amended as shown on plans dated July 28, 2022 and July 8, 2022, originally approved on November 4, 2021 for the construction of roads, utilities and infrastructure to serve a new residential subdivision with 20 buildable lots and one common area on property located north of the intersection of Stratford and Eaton roads, parcel 33-19-10-04-426-007.

Yes (0)  
No (0)  
Absent (0)

---

Sarah J. Jarvis, City Clerk  
City of Mason  
Ingham County, Michigan



ELIZABETH:

I WOULD LIKE TO REQUEST A 2 YEAR EXTENSION FOR THE FINAL PRELIMINARY PLAT AND A 12 MONTH EXTENSION FOR THE AMENDED FINAL SITE PLAN FOR RAYNER PONDS PHASE 4, 5 AND 6. PLEASE LET ME KNOW IF I NEED TO GIVE YOU ANYTHING ELSE OR IF YOU HAVE ANY QUESTIONS.

THANK YOU,

A handwritten signature in black ink, appearing to read "James Giguere". The signature is fluid and cursive, with a large initial "J" and "G".

JAMES GIGUERE

8/19/2022

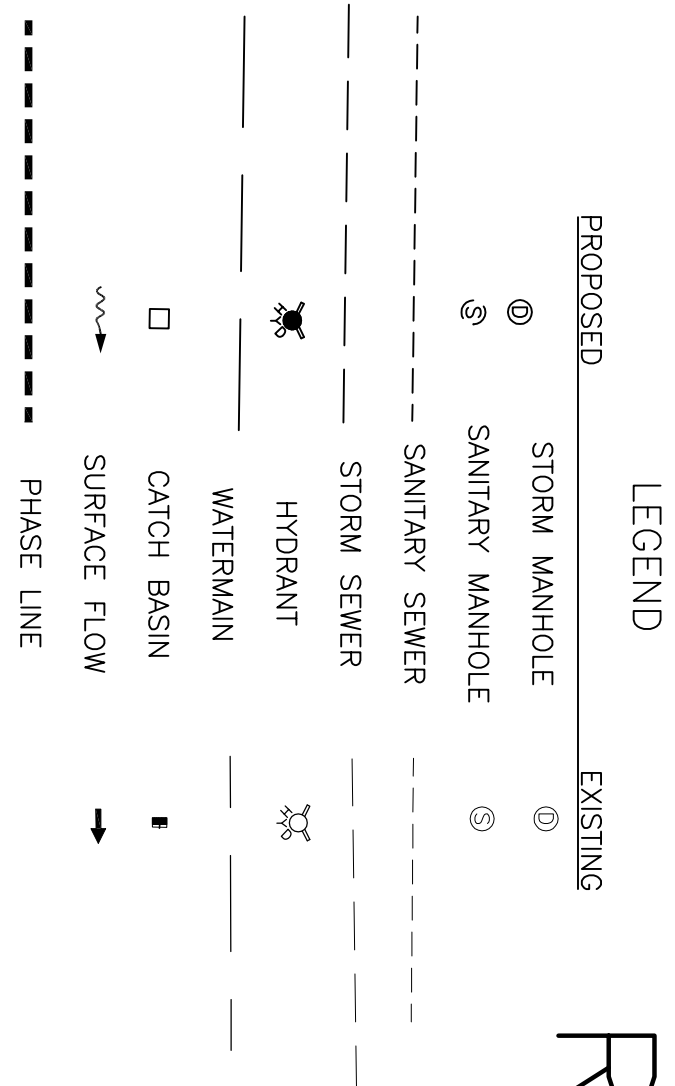


BENCHMARK-TOP MAIN STEAMER ON  
HYDRANT AT INTERSECTION STRATFORD  
DRIVE & EATON DRIVE.  
ELEVATION 906.91 NAVD 88

# PRELIMINARY PLAT OF

## RAYNER PONDS ESTATES NO. 4, NO. 5 AND NO. 6

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 4,  
T2N, R1W, CITY OF MASON, INGHAM COUNTY, MICHIGAN



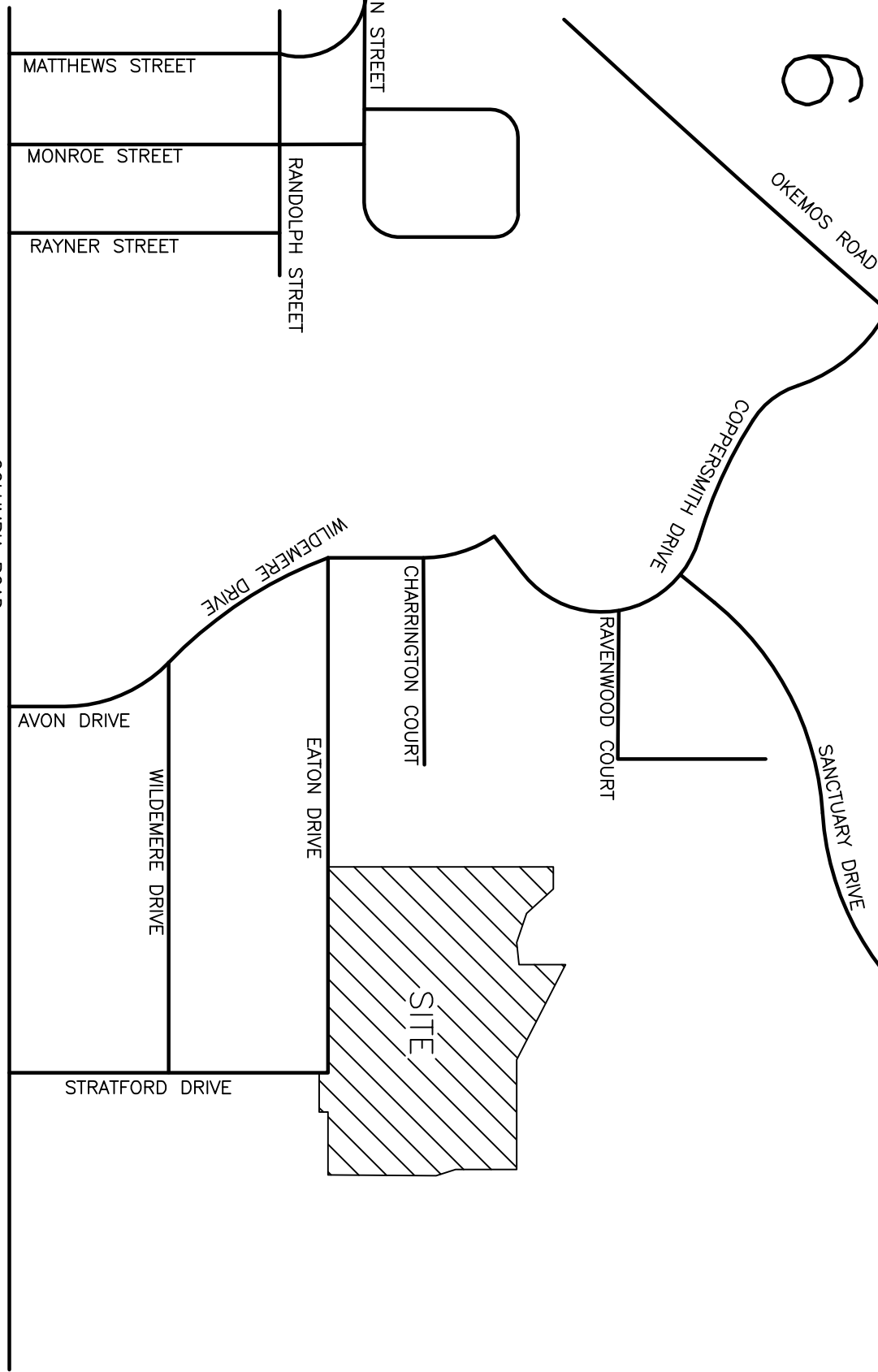
PHASING NOTES  
RAYNER PONDS ESTATES NO. 4  
4 LOTS NUMBERED 119 - 122  
TEMPORARY T-TYPE TURNAROUND  
TO BE PROVIDED AT END OF  
STRATFORD DRIVE AT INTERSECTION  
WITH MARTELLS LANE

RAYNER PONDS ESTATES NO. 5  
7 LOTS NUMBERED 123 - 129

RAYNER PONDS ESTATES NO. 6  
9 LOTS NUMBERED 130 - 148

1. ALL LOTS TO BE SERVED WITH PUBLIC SANITARY SEWER, PUBLIC WATER AND PUBLIC STORM SEWER. ALL LOTS WILL HAVE A SERVICE LEAD FOR EACH PUBLIC UTILITY.

2. MINIMUM LOT SIZE  
LOT WIDTH 75'  
AREA 9600 SQUARE FEET

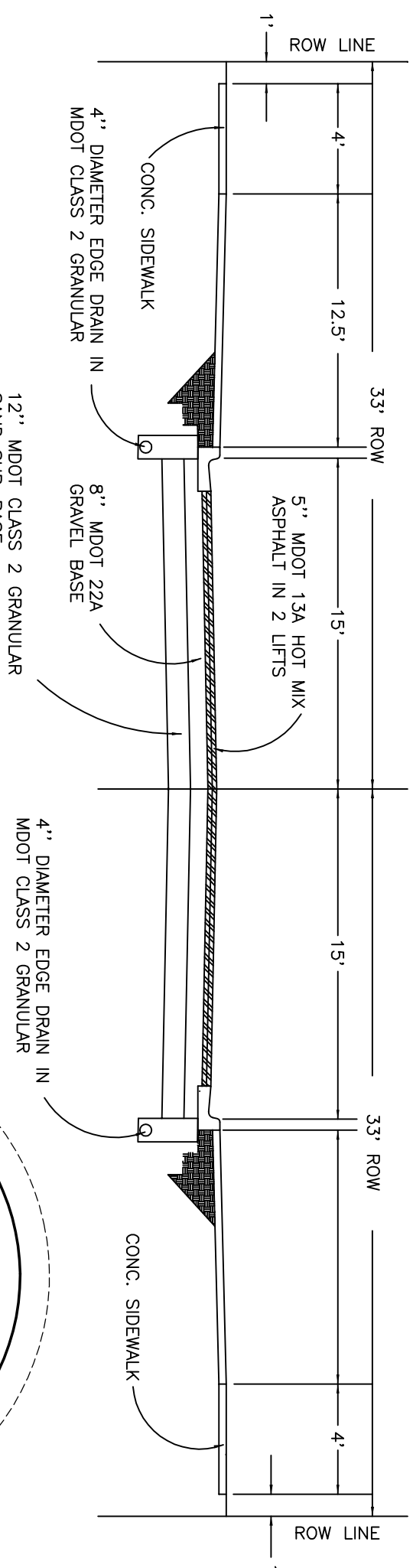
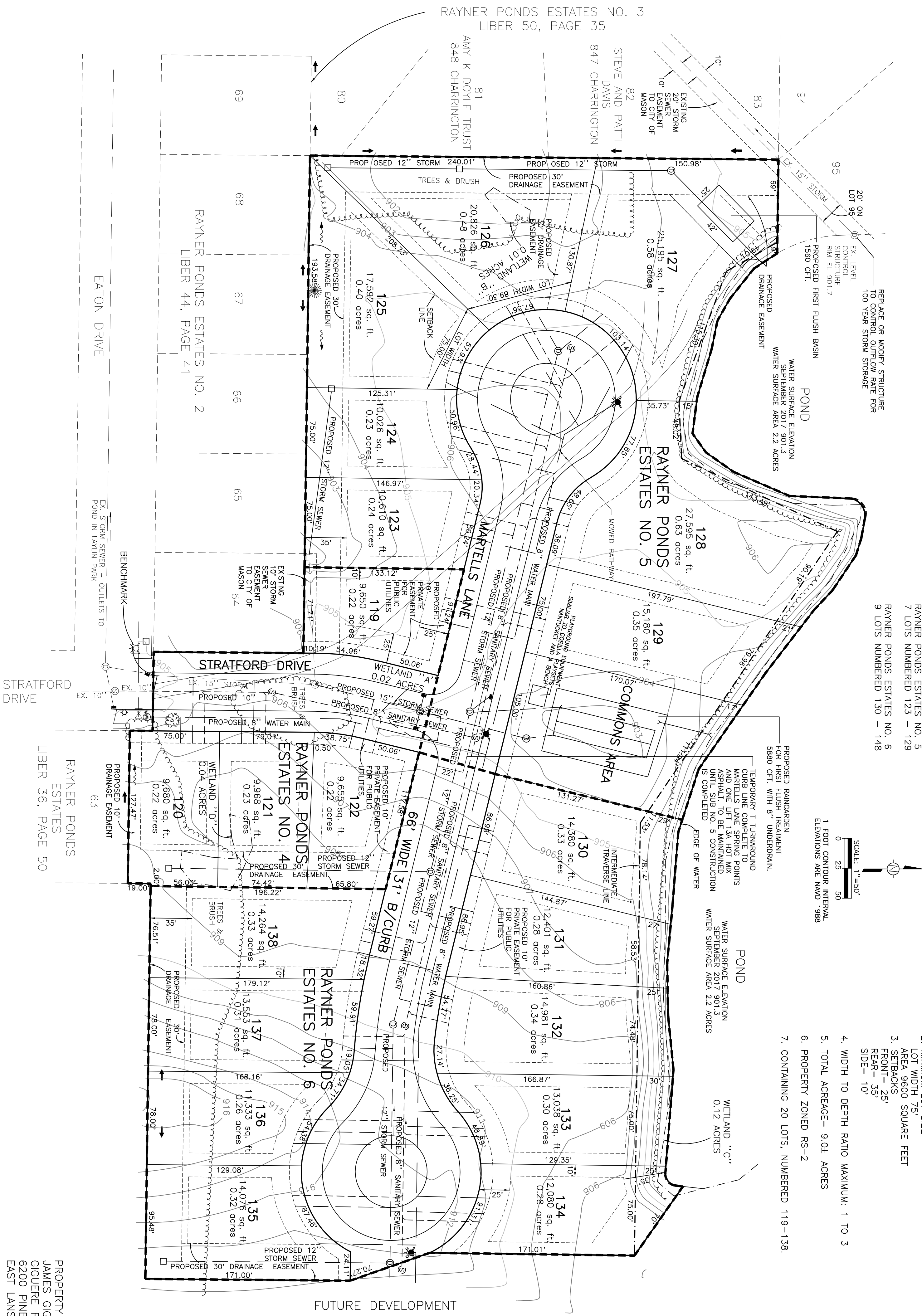


LOCATION MAP  
NO SCALE

NO SCALE

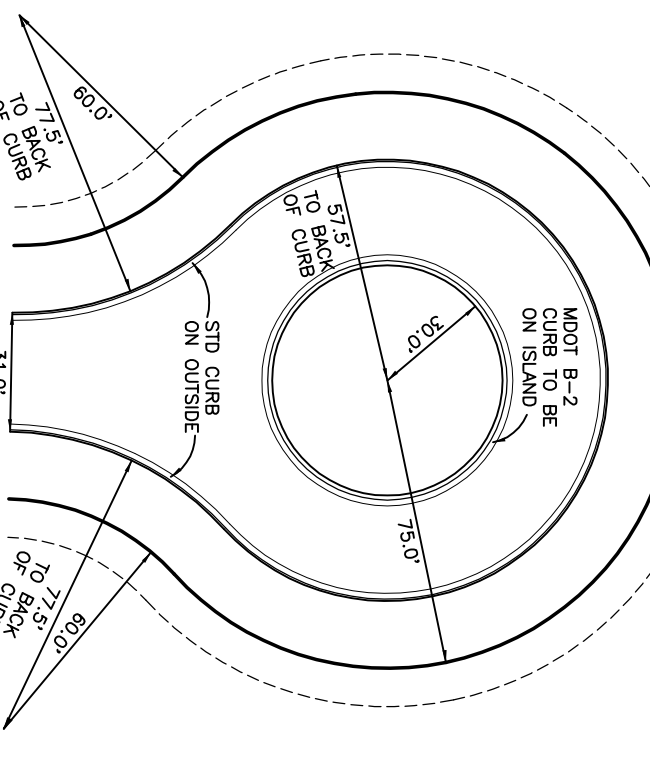
LEGAL DESCRIPTION  
PROPOSED RAYNER PONDS ESTATES NO. 4, NO. 5 AND NO. 6  
PARCEL NUMBER 35-19-10-04-477-001

A parcel of land in the Southeast 1/4 of Section 4, 12N, 17W, City of Mason, Ingham County, Michigan, the surveyed boundary of said parcel being described as commencing at the South 1/4 Corner of Section 4, 12N, 17W, Michigan Meridian; thence S89°14'40"E, along the South Section line, 1456.14 feet; thence N00°29'00"E, 66.00 foot to the Northwest Corner of Lot 64, Royner Ponds Estates No. 2, recorded in Liber 44 of Plats, Pages 41 and 42, Ingham County Records and the POINT OF BEGINNING; thence N00°29'00"E, along the Eastern line of Royner Ponds Estates No. 2, 125.00 feet; thence N89°14'20"W, along the Northernly line of Royner Ponds Estates No. 2, 415.28 feet to the Northwest Corner of Lot 68, Royner Ponds Estates No. 2, and the Southeast Corner of Lot 80, Royner Ponds Estates No. 3, recorded in Liber 50 of Plats, Pages 35, 36 and 37, Ingham County Records; thence N00°29'00"E, along the Eastern line of Royner Ponds Estates No. 3, 390.99 feet; thence S89°14'20"E, along the eastern line of Royner Ponds Estates No. 3, 69.00 feet to a point on an intermediate traverse line of an unnamed Pond, said point being N89°04'00"W, 9 feet from the water's edge; thence along said intermediate traverse line the following six courses: S29°37'28"E, 49.01 feet; thence S70°00'00"E, 115.30 feet; thence N87°22'55"E, 48.02 feet; thence N25°06'35"E, 145.49 feet; thence S55°36'23"E, 293.62 feet; thence S58°14'20"E, 361.15 feet to a point on said intermediate traverse line being S55°00'00"E, 70.22 feet from the water's edge; thence S00°45'40"W, 177.01 feet; thence S00°29'37"W, 519°18'29"E, 70.22 feet; thence S00°29'37"W, 171.00 feet; thence N88°14'40"W, 529.99 feet; thence S00°29'37"W, 51.00 feet to the Northeast Corner of Lot 63, Royner Ponds Estates, recorded in Liber 36 of Plats, Pages 50 and 51, Ingham County Records; thence along the Northernly Boundary of Royner Ponds Estates the following three courses: N88°14'20"W, 127.47 feet; thence N00°29'00"E, 19.00 feet; thence N89°14'20"W, 66.00 feet the point of beginning; said parcel contains 9.0 acres.



## TYPICAL ROAD CROSS SECTION

PROPOSED PUBLIC STREETS  
APPLIES TO  
STRATFORD DRIVE AND MARTELLS LANE



CUL-DE-SAC DETAIL

PROPERTY OWNER AND PROPRIETOR  
JAMES GIGUERE  
GIGUERE REALTY & DEVELOPMENT L  
6200 PINE HOLLOW DRIVE STE 100  
EAST LANSING MI 48823

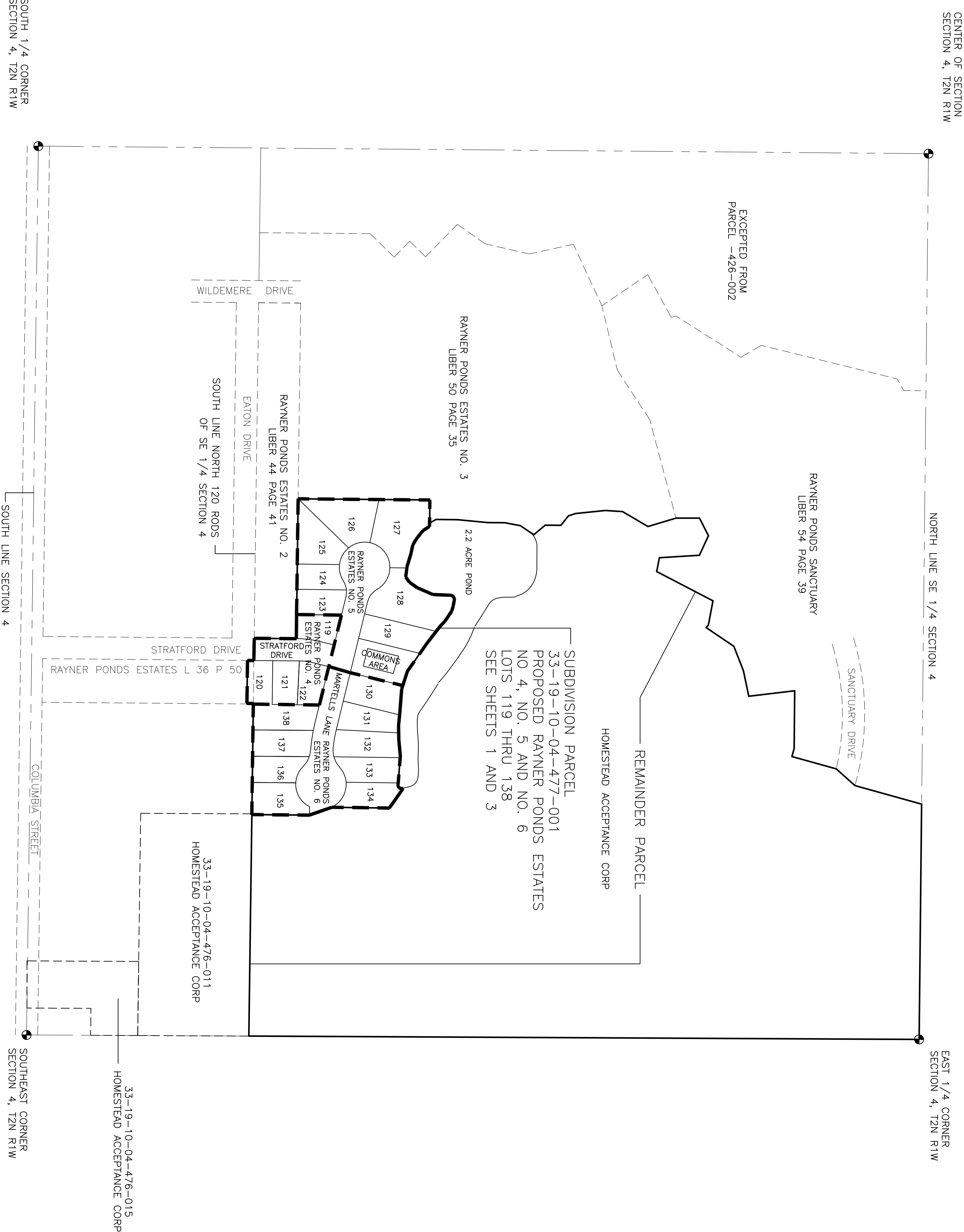
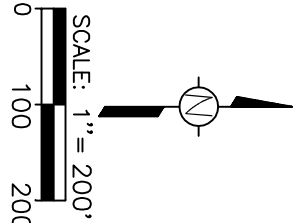
ENGINEER AND SURVEYOR  
RON ENGER PS PE  
ENGINE SURVEYING AND ENGINEERING  
805 N CEDAR ROAD PO BOX 87  
MASON MI 48854

[illegible]


PRELIMINARY PLAT  
OF

RAYNER PONDS ESTATES NO. 4, NO. 5 AND NO. 6

A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 4,  
T2N, R1W, CITY OF MASON, INGHAM COUNTY, MICHIGAN



DATE	REVISIONS



ENG  
S  
E  
N  
G  
E  
R  
S  
U  
R  
V  
E  
Y  
I  
N  
G  
&  
E  
N  
G  
I  
N  
E  
E  
R  
I  
N  
G

ESE JOB# 33-3119 Preliminary Plat Overall 072822.dwg

PROPERTY OWNER AND PROPRIETOR  
JAMES GIGUERE  
GIGUERE REALTY & DEVELOPMENT LLC  
6200 PINE HOLLOW DRIVE STE 100  
EAST LANSING MI 48823

ENGINEER AND SUPERVISOR  
RON ENGER P.S. PE  
ENG  
E  
N  
G  
E  
R  
S  
U  
R  
V  
E  
Y  
I  
N  
G  
A  
N  
D  
E  
N  
G  
I  
N  
E  
E  
R  
I  
N  
G  
805 N CEDAR ROAD PO BOX 87  
MASON MI 48854

PRELIMINARY PLAT  
RAYNER PONDS ESTATES NO. 4,  
NO. 5 AND NO. 6

HORZ. SCALE: 1" = 200'

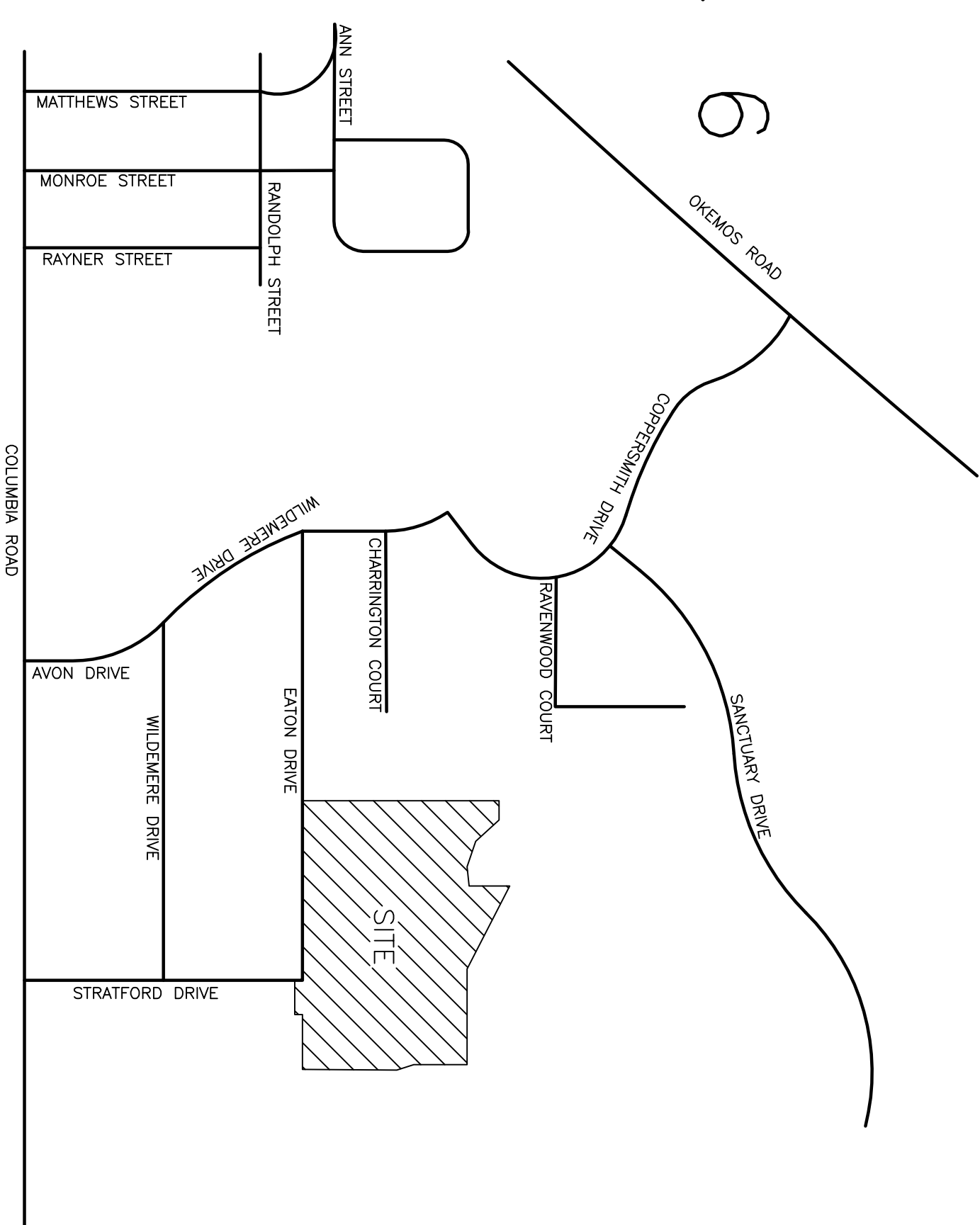
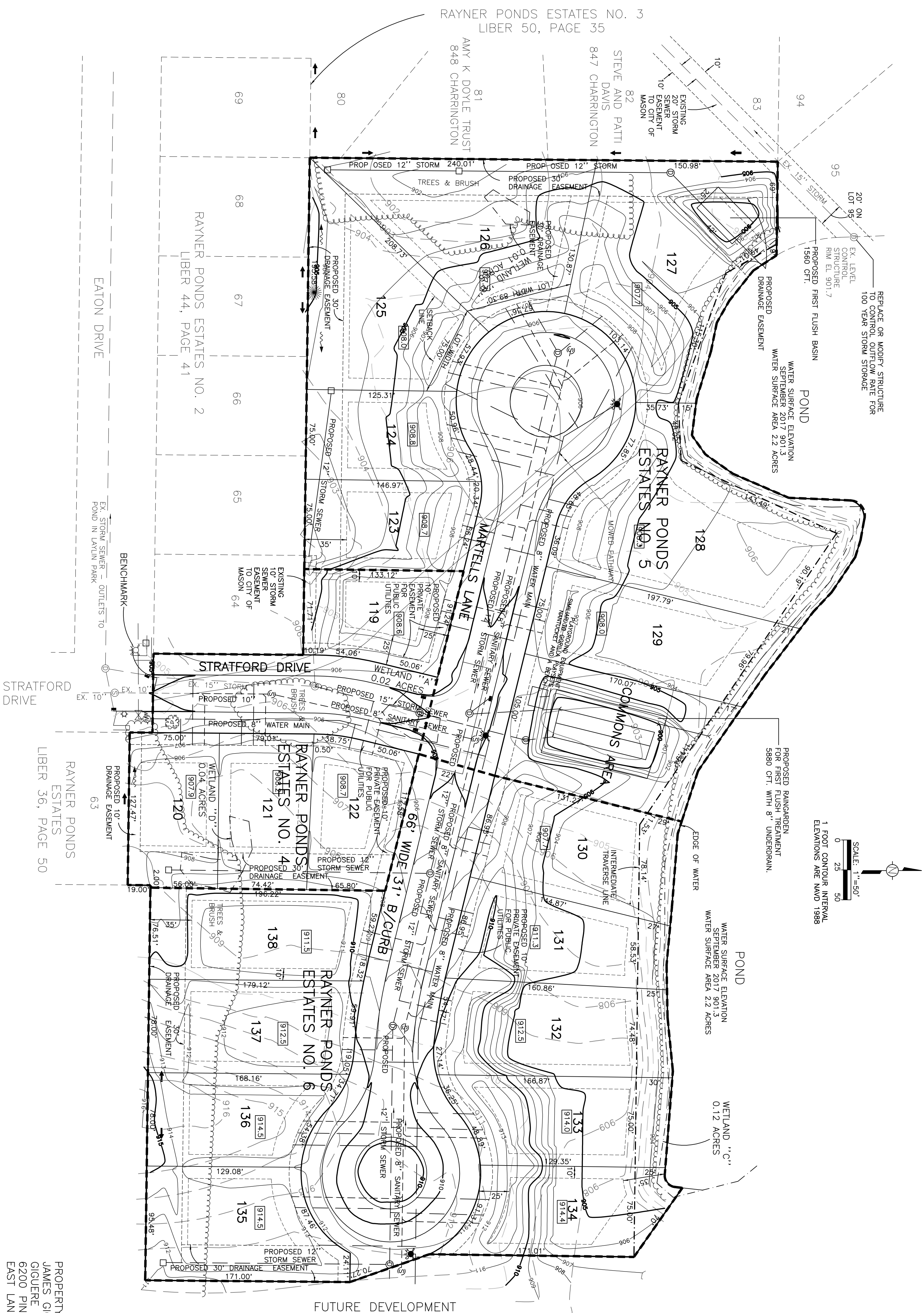
SHEET 2 OF 3































BENCHMARK-TOP MAIN STEAMER ON  
HYDRANT AT INTERSECTION STRATFORD  
DRIVE & EATON DRIVE.  
ELEVATION 906.91 NAVD 88

# PRELIMINARY PLAT OF

RAYNER PONDS ESTATES NO. 4, NO. 5 AND NO. 6  
A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 4,  
T2N, R1W, CITY OF MASON, INGHAM COUNTY, MICHIGAN



LOCATION MAP  
NO SCALE

PROPOSED	EXISTING
 STORM MANHOLE	 STORM MANHOLE
 SANITARY MANHOLE	 SANITARY MANHOLE
 SANITARY SEWER	 SANITARY SEWER
 STORM SEWER	 STORM SEWER
 HYDRANT	 HYDRANT
 WATERMAIN	 WATERMAIN
 CATCH BASIN	 CATCH BASIN
 SURFACE FLOW	 SURFACE FLOW
 CONTOURS	 CONTOURS
 SPOT ELEVATIONS	 SPOT ELEVATIONS
 GARAGE FLOOR	 GARAGE FLOOR
 SILT FENCE	 SILT FENCE
 TREES & BRUSH	 TREES & BRUSH
 PHASE LINE	 PHASE LINE

NOTES

- 1 - ADD 1.7 FEET TO PROPOSED GARAGE FLOOR ELEVATION TO GET FIRST FLOOR ELEVATION
- 2 - SUBTRACT 7.0 FEET FROM PROPOSED GARAGE FLOOR ELEVATION TO GET BASEMENT FLOOR ELEVATION
- 3 - SUBTRACT 8.0 FEET FROM PROPOSED GARAGE FLOOR ELEVATION TO GET BASEMENT FLOOR ELEVATION FOR 9 FOOT TALL BASEMENT
- 4 - FOLLOWING APPROVAL OF THE FINAL PRELIMINARY PLAN FOR EACH PHASE, A MASTER GRADING PLAN WITH FINAL PROPOSED GROUND SURFACE AND STREET ELEVATIONS WILL BE SUBMITTED WITH THE CONSTRUCTION PLANS FOR THE CURRENT PHASE FOR APPROVAL.

PROPERTY OWNER AND PROPRIETOR  
JAMES GIGIERE  
GIGIERE REALTY & DEVELOPMENT LLC  
6200 PINE HOLLOW DRIVE STE 100  
EAST LANSING MI 48823

ENGINEER AND SURVEYOR  
RON ENGER PS PE  
ENGNER SURVEYING AND ENGINEERING  
805 N CEDAR ROAD PO BOX 87  
MASON MI 48854

PLAN DATE: JULY 28, 2022

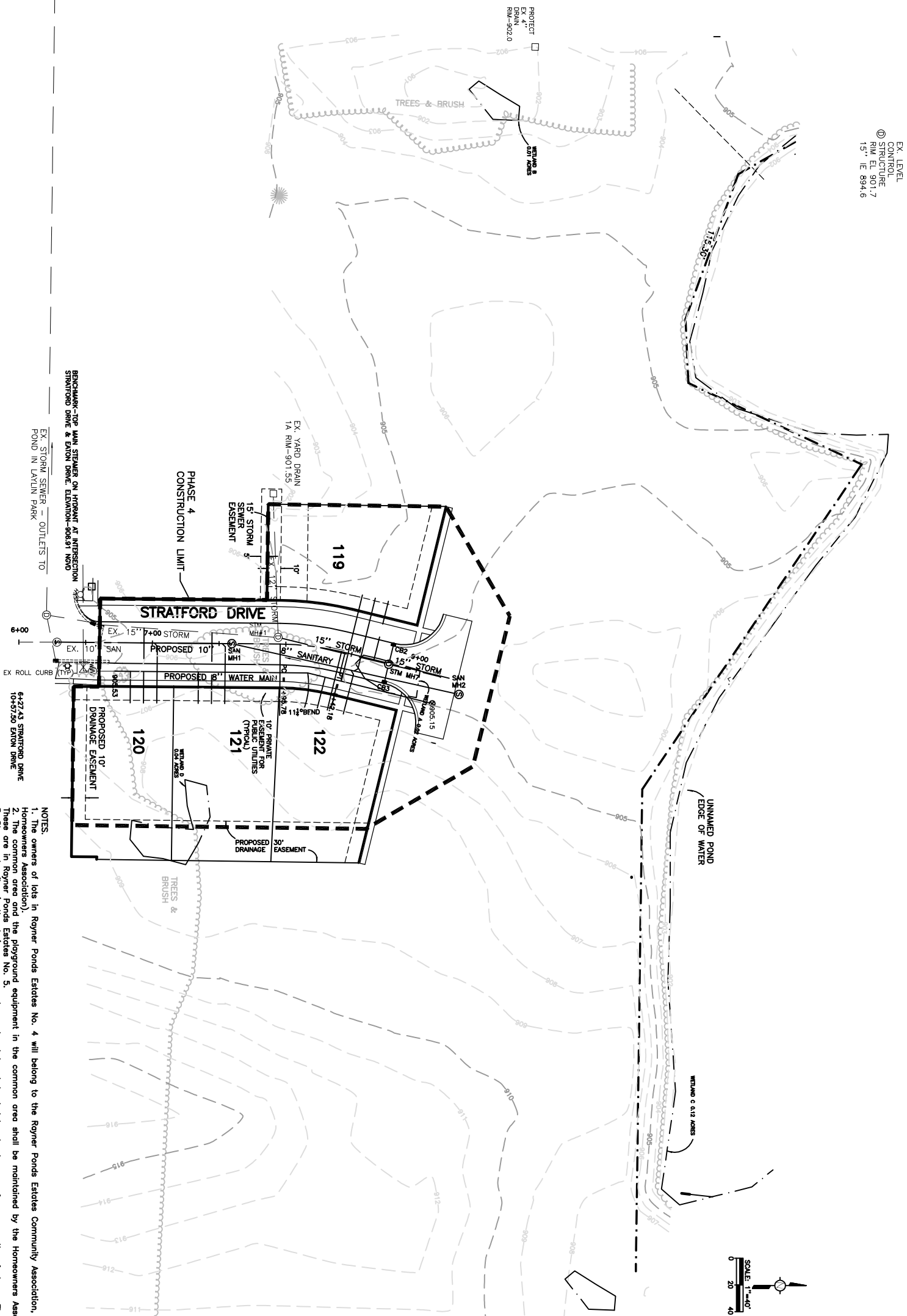
HORZ SCALE: 1" = 50'

PRELIMINARY PLAT  
RAYNER PONDS ESTATES NO. 4

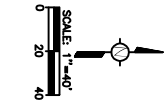
SHEET 3 OF 3

[illegible]

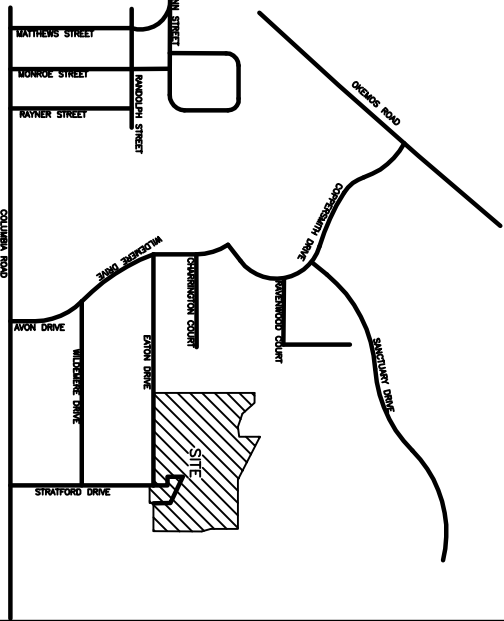
CONSTRUCTION PLANS FOR  
RAYNER PONDS ESTATES NO. 4



- NOTES:
1. The owners of lots in Rayner Ponds Estates No. 4 will belong to the Rayner Ponds Estates Community Association, (the Homeowners Association).
  2. The common area and the playground equipment in the common area shall be maintained by the Homeowners Association. These are in Rayner Ponds Estates No. 5.
  3. Storm water flow in the drainage easements must not be obstructed by structures or fences or other features. The Homeowners Association is responsible for enforcing this provision in the Drainage Maintenance Agreement that will be filed with the City with the Final Plat for No. 4.
  4. The easement for future water connection requested by the City Engineer is in No. 5. The easement will be provided and shall be shown on the Site Plan for No. 5 and on the Final Plat for No. 5. It will be on the lot line common to Lots 127 and 128.
  5. Exterior lighting will be street lights located in the area between the curb and sidewalk. These will be designed by the electric company, Consumers Energy.
  6. The electric and communication utilities serving the lots will be underground.



LOCATION MAP  
NO SCALE



LEGAL DESCRIPTION - Phase 4

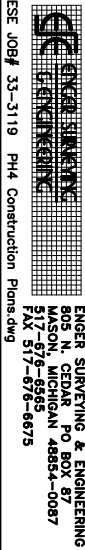
A parcel of land in the Southeast 1/4 of Section 4, T2N, R1W, City of Mason, Ingham County, Michigan, the surveyed boundary of said parcel being described as follows: Beginning at the Southeast corner of the South 1/4 of Section 4, T2N, R1W, Michigan Meridian, commencing at the South 1/4 Corner of Section 4, T2N, R1W, Michigan Meridian, thence S89°14'20\"/>

SHEET INDEX:	
SHEET 1	COVER
SHEET 2	STRATFORD DRIVE PLAN & PROFILE
SHEET 3	GRADING AND EROSION CONTROL PLAN
SHEET 4	DETAILS

LOT NUMBER	GROSS AREA SQ. FT.	BUILDABLE AREA SQ. FT.	LOT WIDTH FT.
119	9546	8546	85.46
120	9880	4174	75.00
121	9988	4272	78.01
122	9655	2987	84.28

DATE	REVISIONS

DEVELOPER: GIGURE, HOUTS  
6500 HOLLOW DRIVE, STE 100  
EAST LANSING, MI 48823



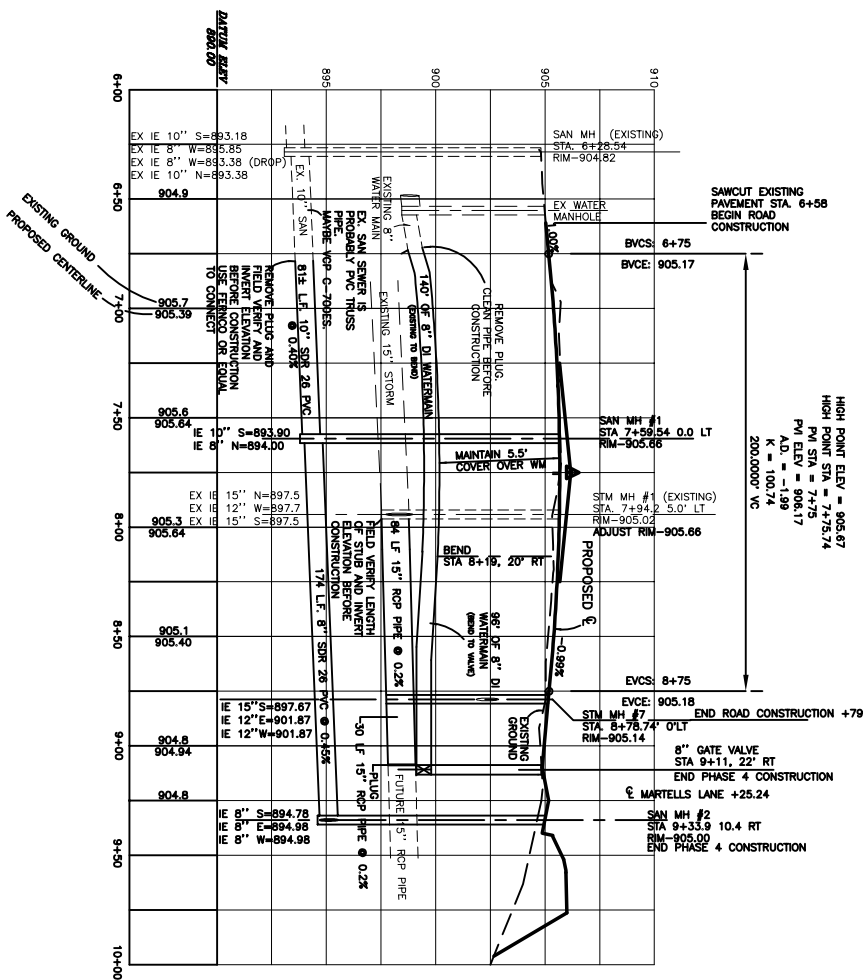
ENGINEERING  
ESE ENGINEERING  
805 N. CEDAR, PO BOX 87  
MASON, MICHIGAN 48854-0087  
TEL: 517-676-6675  
FAX: 517-676-6675

CONSTRUCTION PLANS  
RAYNER PONDS ESTATES NO. 4  
COVER

HORZ SCALE: 1"= 40'	VERT SCALE: 1"= 4'
SHEET 1 OF 4	

PLAN DATE: JULY 8, 2022

# CONSTRUCTION PLANS FOR RAYNER PONDS ESTATES NO. 4



LEGEND	
EXPPOSED	EXISTING
①	①
STORM MAIN/OLE	
⑤	⑤
SANITARY MANHOLE	
—	—
SANITARY SEWER	
—	—
STORM SEWER	
—	—
HYDRANT	
WATERMAIN	
■	■
CATCH BASIN	

## PHASE 4 – CONSTRUCTION PLANS

**SHEET 2 OF 4**

## REVISIONS

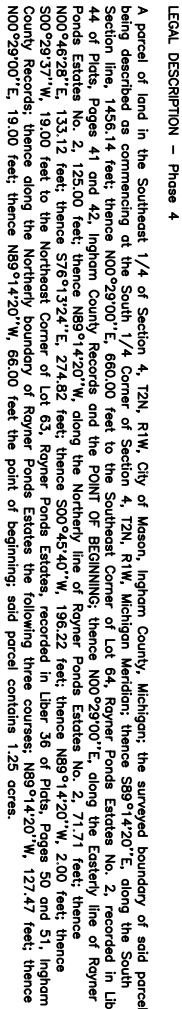
**DEVELOPER: GIGUERE HOMES**



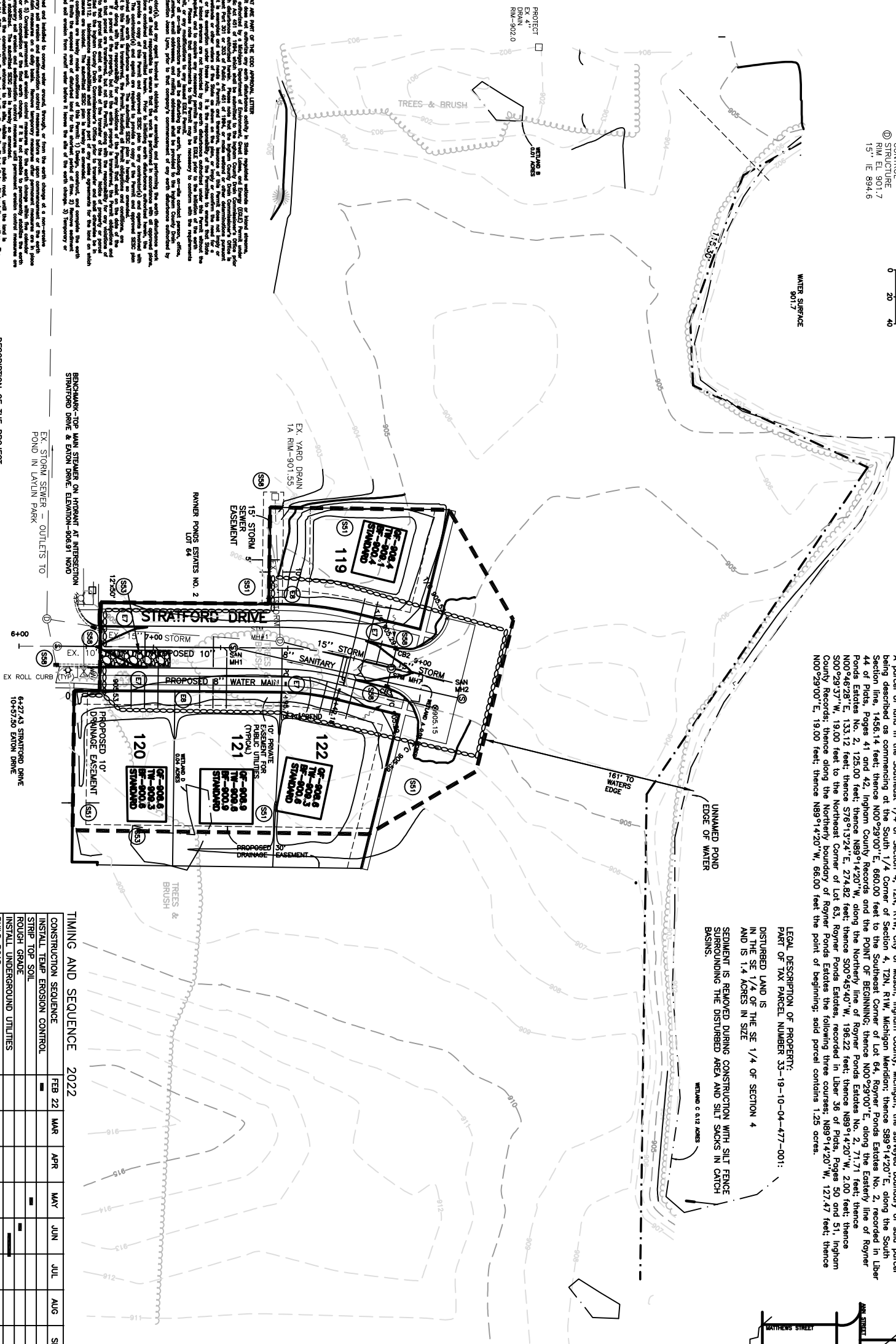
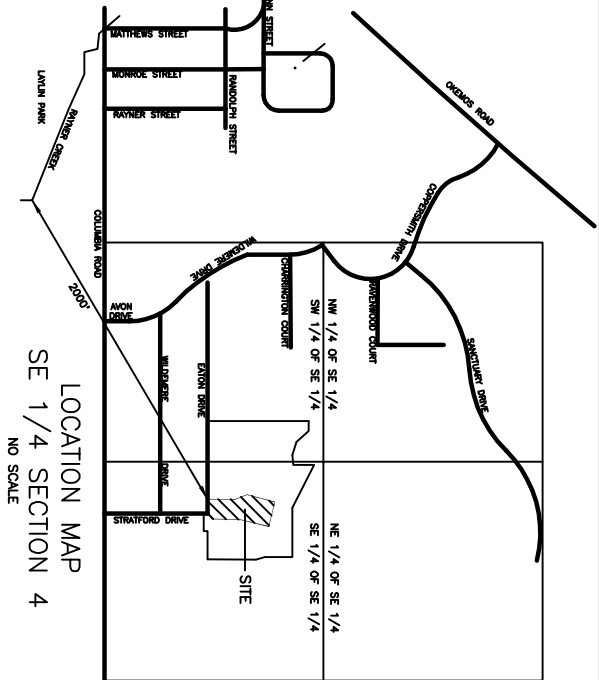
ENGER SURVEYING & ENGINEERING  
 805 N. CEDAR PO BOX 87  
 MASON, MICHIGAN 48854-0087  
 517-676-6565  
 FAX 517-676-6675

ESE JOB# 33-3119 PH4 Construction Plans.dwg

ns.dwg



A parcel of land in the Northeast, 1/4 of Section 4, T2N, R1W, City of Mason, Ingham County, Michigan, the surveyed boundary of said parcel being described as commencing at the South 1/4 of Section 4, T2N, R1W, Michigan Meridian; thence S89°41'20"E, along the South Section line, 1456.1 feet; thence N00°29'00"E, 660.00 feet to the Southeast Corner of Lot 64, Royner Ponds Estates No. 2, recorded in Liber 44 of Plats, Page 51 and 52, Ingham County, Michigan; thence N00°29'00"E, along the Eastern line of Royner Ponds Estates No. 2, 1456.1 feet to the POINT OF BEGINNING; thence N00°29'00"E, along the Eastern line of Royner Ponds Estates No. 2, 1456.1 feet; thence S89°41'20"E, 1533.12 feet; thence S76°13'32"E, 274.82 feet; thence S00°45'40"E, 198.32 feet; thence N89°41'40"W, 2.00 feet; thence N00°29'37"W, 19.00 feet; thence S76°13'32"E, 274.82 feet; thence S89°41'40"W, 2.00 feet; thence N00°29'37"W, 19.00 feet; thence along the Northern boundary of Royner Ponds Estates, recorded in Liber 36 of Plats, Page 50 and 51, Ingham County Records; thence along the Northern boundary of Royner Ponds Estates the following three courses: N89°41'40"W, 127.47 feet; thence N00°29'00"E, 19.00 feet; thence N89°41'40"W, 66.00 feet the point of beginning; said parcel contains 1.25 acres.



TIMING AND SEQUENCE	2022
CONSTRUCTION SEQUENCE	FEB 22
INSTALL TEMP EROSION CONTROL	MAR
STRIP TOP SOIL	APR
ROUGH GRADE	MAY
INSTALL UNDERGROUND UTILITIES	JUN
BUILD ROAD	JUL
TEMPORARY SEEDING OF IDLE AREAS	AUG
FINAL GRADE	SEP
PERMANENT SEEDING AND MULCHING	OCT
REMOVE SESC MEASURES	NOV
	DEC
	JAN
	FEB
	MAR
	APR
	MAY
	JUN
	JUL
	AUG
	SEP
	OCT
	NOV
	DEC

Dewatering is not planned. If dewatering is needed, a plan will be submitted for approval.

Idle areas are areas that will not be traversed by foot or vehicle traffic or will not have stock materials stored on them. Idle areas must have temporary seeding installed within 5 days of rough grade. These temporary grasses are to be preserved until final grade is achieved and permanent vegetation is installed.

Contractor is responsible for installing, monitoring and maintaining Temporary SESC Measures. Landowner is responsible for installing, monitoring and maintaining Permanent SESC Measures and will monitor the seeding over the first growing season and will reseed any bare areas as needed.

Permanent SESC Measures need to be installed within 5 days of final grade.

to be installed within 5 days of final

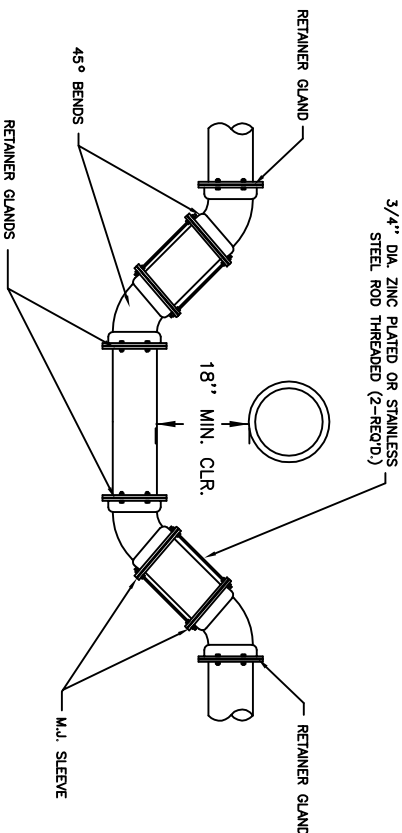
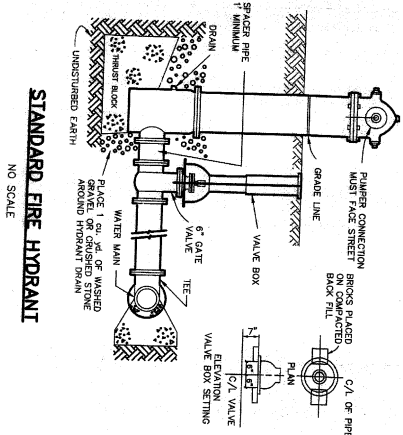
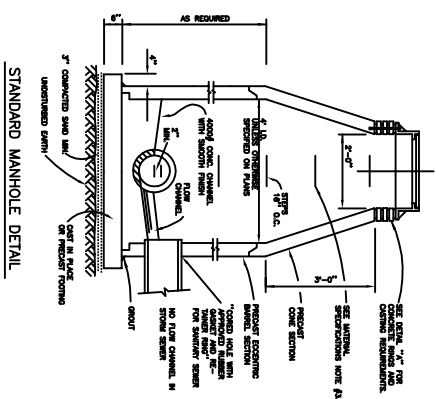
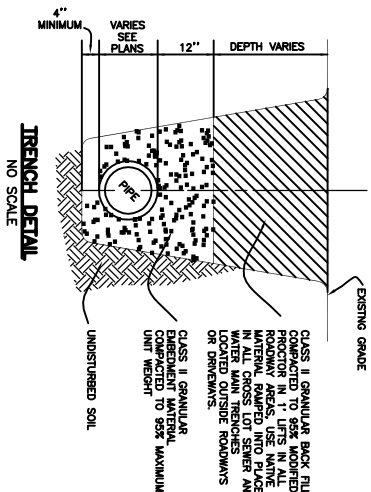
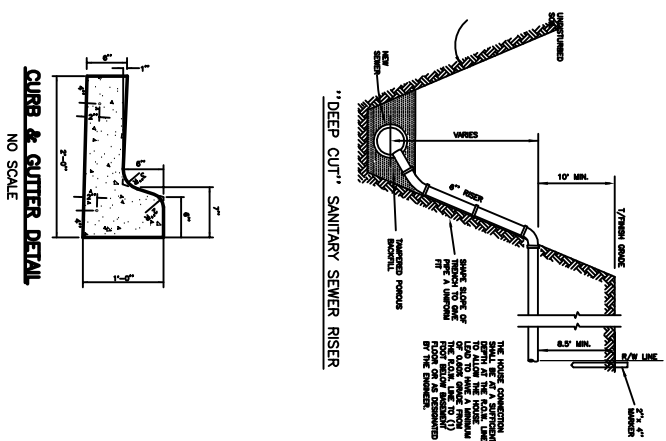
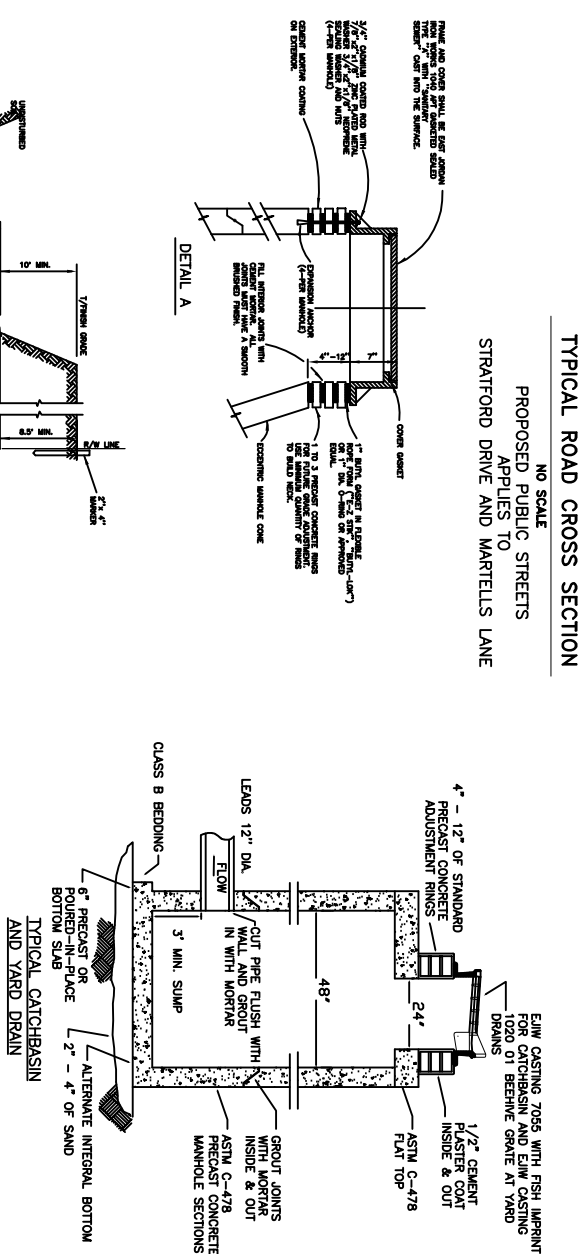
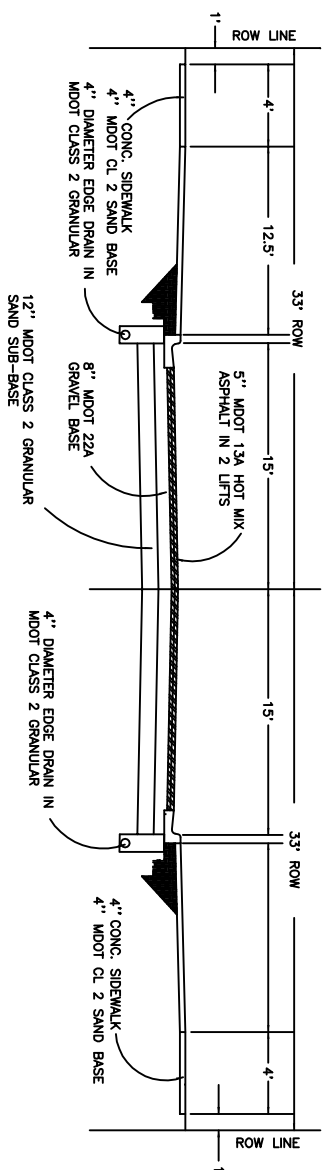
[illegible]

**ENGINEERING**  
**ENGINEERING**

PLAN MAKER: RON ENGER  
ENGER SURVEYING & ENGINEERING  
805 N CEDAR PO BOX 87  
MASON, MICHIGAN 48854-0087  
517-679-8955  
FAX 517-678-6675

<b>CONSTRUCTION PLANS</b> <b>RAYNER PONDS ESTATES NO. 4</b> <b>GRADING AND SOIL EROSION AND</b> <b>SEDIMENTATION CONTROL</b>	HORIZ SCALE: 1" = 40'
	VERT SCALE: 1" = 4'
	SHEET 3 OF 4





1. PIPE FOR WATER MAINS SHALL BE DUCTILE IRON CLASS 52, CEMENT LINED IN ACCORDANCE WITH ASA 21.1, JOINTS SHALL BE SLIP-ON TYPE CONFORMING TO ASA 21.1.1.
  2. VALVES 12" & SMALLER SHALL BE WHEELER GATE VALVES, RESULTANT SEAT NOZZLE A-2370-20 OR US PRE-INSTO 260 RESULTANT SEAT GATE VALVES OR AMERICAN DOWLING RESULTANT SEAT GATE VALVE, CR-80. VALVES TO HAVE NON-RISING STEM AND OPEN TO THE LEFT. VALVES SHALL BE INSTALLED IN WHEELER H-10537, 3-Piece ADJUSTABLE BUFFALO BOX.
  3. HYDRANTS SHALL BE EAST JORDAN NO. 108 WORKS NO. 589 WITH 5'-6" STANDARD BURY TO INCLUDE 2-5" R/S QUICK CONNECT STOVEZ. FIRE FLOW PLUMBER NOZZLES AND CAP. HYDRANTS SHALL OPEN TO THE LEFT. THE OPERATING END SHALL BE 1-1/8" CAST IRON, PERMANENT. COLOR OF HYDRANT SHALL BE YELLOW, OR COBALT.
  4. WATER LINES SHALL BE INSTALLED TO LINES AND GRADES SET BY THE ENGINEER. THE PIPES SHALL BE INSTALLED AT A DEPTH TO PROVIDE A MINIMUM OF 5.5' OF COVER.
  5. WATER SERVICE LINES SHALL BE 3/4" TYPE "K" COPPER. LINES SHALL EXTEND TO THE PERMANENT EASEMENT LINE. INSTALL A PLUG ON ENDS OF SERVICE LINES. COMPARTMENT STOPS SHALL BE 1/2" FIBER REINFORCED PLASTIC, FIBER FLOW MASONRY AND INSTALLED AS DIRECTED BY ENGINEER. INSTALL ONE CURB STOP ON EACH SERVICE LEAD AS DIRECTED BY ENGINEER. WHEELER GATE VALVES SHALL BE USED WITH CURB STOPS.
  6. ALL FITTINGS, HYDRANTS, AND VALVES SHALL BE FIXED TO THE WATER MAIN BY MECHANICAL JOINT.
  7. COMPLETED MAINS MUST PASS PRESSURE TEST AND BACTERIA TESTS.
- STORM SEWER SPECIFICATIONS:
1. MATERIALS FOR STORM SEWER PIPE 12" OR GREATER SHALL BE C7.6 CONCRETE III OR IV CONCRETE PIPE. JOINTS FOR STORM SEWER SHALL BE WRAPPED, 8" STORM SEWER SHALL BE HOPE DUAL WALL PIPE, AOS N-12 OR EQUAL.
  2. SLIP-ON JOINT DRAINAGE PIPE MATERIAL SHALL BE 4" PERFORATED, CORRUGATED POLYETHYLENE MEETING THE REQUIREMENTS OF ASTM D3530 WITH SYNTHETIC FIBER WRAP.
  3. JUNCTIONS AND CATCH BASINS SHALL BE PRE-CAST MEETING REQUIREMENTS OF ASTM C-478-83T WITH RUBBER GASKET JOINTS MEETING REQUIREMENTS OF ASTM C-425.
  4. WAREHOUSE CASTINGS SHALL BE EAST JORDAN 1020 WITH A PERFORATED COVER. CASTINGS SHALL BE SET IN A FULL BED OF MORTAR TO PROVIDE A WATERPROOF JOINT BETWEEN THE FRAME AND THE MASONRY.
  5. CASTING SHALL BE SET IN A FULL BED OF MORTAR TO PROVIDE A WATERPROOF JOINT BETWEEN THE FRAME AND THE MASONRY.
  6. STEPS SHALL BE OF AN APPROVED CASTING MADE OF CAST IRON, ALUMINUM OR PLASTIC COATED STEEL. RUNGS SHALL BE A MIN. OF 10" CLEAR LENGTH, DESIGNED TO PREVENT THE FOOT FROM SLIPPING OFF THE END AND APPROPRIATE OF SUPPLEMENTING 300 LBS.
  7. STORM SEWER LEADS SHALL BE 4" SDR-35 OR PVC SDR 40. LOCATION OF LEADS SHALL BE AS SHOWN ON PLANS.

- SANITARY SEWER SPECIFICATIONS:**
1. Material for Sanitary Sewer Pipes shall be as follows:  
6" SM 26 PC
  2. Sanitary sewer heads shall be SD 26 PC.
  3. Manholes shall be precast meeting requirements of ASTM C-478 with rubber gasket joints meeting requirements of ASTM C-425. Manholes shall be furnished with flexible rubber sleeves for pipe connections. Press Wedge II, Lock, Joint or approved equal.
  4. Steps shall be of an approved design, made of cast iron, aluminum or plastic coated steel. Rungs shall be a minimum of 10" clear length, designed to prevent the foot from slipping off the end and capable of supporting 300 lbs.
  5. Completed manholes must be telescoped. Completed manholes must pass low pressure air test.

1. All utilities shall be notified in accordance with Act 53 of 1974, Public Acts of Michigan, prior to excavation for any construction required under this contract.
2. Developer shall exercise care when excavating near existing utilities. Hand excavation or locating of utilities shall be required and the Developer shall be responsible for all damages caused by his operations.
3. The Developer shall be responsible for restoration of all public and private property removed or damaged during this construction. Developer shall replace all damaged or destroyed items with new material as approved by the Engineer.
4. All temporary pumping of ground water encountered during the construction process shall be the responsibility of the Developer.
5. All work shall be performed in accordance with the Soil Erosion and Sedimentation Control Act of 1972, Act 347 of Michigan. Permits shall be obtained by the Developer and the Developer shall be responsible for Contractor's responsibility to adhere to all requirements of the permit and to the Act.
6. Street construction shall be in accordance with the requirements of the City of Mason.
7. Dust control for the project is the Contractor's and Developer's responsibility and must be maintained or as directed by the Engineer.
8. Minimum 10' ft. horizontal clearance and 18' inch vertical clearance must be maintained between sewers and water pipes.
9. Surplus excavated material shall be hauled and disposed of not be allowed. Developer. Spillage of material along haul routes will not be tolerated.

DATE	REVISIONS

**DEVELOPER:** GIGIERE HOMES  
6200 PINE HOLLOW DRIVE, STE 100  
EAST LANSING, MI 48823

**ENGINEERING**  
**GENERAL SURVEYING & ENGINEERING**  
 805 N. CEDAR PO. BOX 87  
 MASON, MICHIGAN 48854-0087  
 517-676-8555  
 FAX 517-676-6675

**CONSTRUCTION PLANS  
RAYNER PONDS ESTATES NO. 4  
DETAIL SHEET**



## City Manager's Report: September 2, 2022

---

### OPERATIONS

- **Councilmembers:** You are invited to attend the Steele Elementary School Ribbon Cutting and Open House on Wednesday, September 7 at 5:30 p.m.
- On August 17, 2022, K9 Officer Wildfong and Officer Thompson participated in an 8-hour **Active Violence Incident (AVI) Exercise** at Grand Ledge High School.
- The **Water Service Line Material Identification Project** impacting over 300 residents was delayed but is expected to commence on September 6<sup>th</sup>. This project will give homeowners more information and ensure the city remains in compliance with the Lead and Copper Rule.
- **Clean Water State Revolving Fund (CWSRF) Recommended Award:** The City was notified by the Department of Environment, Great Lakes, and Energy that our wastewater treatment plant expansion project is included in their CWSRF Intended Use Plan and Project Priority List for fiscal year 2023. Projects totaling \$1.5 Billion were requested and \$250 M in funds were allocated. The City is being recommended for the following:
  - Loan in the amount of \$24,701,280 with \$498,720 principal forgiveness, AND
  - An ARP Grant in the Amount of \$2,800,000

This allocation (if awarded), with the \$3.5 M federal appropriation, and the \$2.8 M LDFA contribution could significantly reduce the cost to the user. Staff is also working with the consultants to reduce the overall estimated costs of the plant by evaluating flows and believes the final costs will be less than estimated.

- **Emergency Medical Services** (Lansing Mason Service Area): Staff have been leading an effort with all impacted jurisdictions to identify if there is a provider that is able to serve the entire service area with no municipal fees. Staff has met with multiple ambulance companies directly and participated in a meeting with DHHS with all the providers in this area. The current surrounding providers assured the City that the area will be covered until a provider is established. Staff will continue to update the Council on this issue. If a provider is not identified directly, the service area representatives will publish a Request for Proposal (RFP) to determine what fees would be required to attract a service provider.
- **Union Negotiations** with Technical Professional Office Workers Association of Michigan (TPOAM) continues to be in mediation that will continue at least until next month. City Council will authorize any final contract proposal when there is a tentative agreement in place.
- Effective July 1, 2022, **Kiwanis Drive**, from West Columbia Street to West Ash Street, has been added by the Michigan Department of Transportation into the local certified millage per the Council's request. This will result in an additional 0.22 miles into the certified local street milage total through the Public Act 51 of 1951. It was previously designated as a private street.
- **Staffing Updates:** Current Open Positions (7)
  - **APPLICANTS:**
    - Customer Service Specialist (1) – Offer has been made and pre-employment checks are being conducted.
  - **SEPARATIONS:**
    - Jacob Golden, Laborer, is no longer working at the city.
  - **OPEN, EXTERNALLY:**
    - Seasonal Part-time Crossing Guard (1) - Open until filled.
    - Part-Time Administrative Assistant – Community Development (1) – Open until filled
    - Part- Time Custodian- Fire/Facilities (1)- Open until September 2
  - **OPEN, INTERNALLY:**
    - Full-Time DPW Mechanic (1)- Posted Internally
    - Full-Time Laborer (1)- Posted Internally
  - **PREPARING/ EVALUATION POSTING:**
    - Full-Time Public Works Director (1) – Position on hold



- **Traffic Updates:**
  - S. Barnes St. and Kipp intersection- Reopened due to the commencement of school. **Status is open until September 9.**

## LARGE CITY PROJECTS

FY 2021-2022			
Project	Project Name/Description	Status	Completed
<b>STREETS, SIDEWALKS, SIGNALS(S)</b>			
<b>2019-S9b</b>	Signal at E. Maple & S. Jefferson	Completed	August
<b>UTILITIES: SANITARY SEWER, STORM WATER, AND WATER DISTRIBUTION (U)</b>			
<b>2019-U3a</b>	Wastewater Treatment Plant – Design	In Process, anticipated completion 2023	
<b>2021-U1</b>	WTP- High-Pressure Pump VFD	Supply Chain Issues: anticipated January 2023	
<b>PARKS/ CEMETERY/ FORESTRY/ NONMOTORIZED (P)</b>			
<b>2017-P8</b>	Laylin Park - Phase II	Waiting for Consumers work to be completed	
<b>2020-P6, P8, P12, P13, P14</b>	Plan/ Design-Rayner Park, Lee Austin Park, Bond Park, Griffin Park, Hayes Park	In progress, anticipated drafts to Council in September	
<b>BUILDING, PROPERTY, EQUIPMENT (B)</b>			
<b>2018-B23</b>	Planning: Master Plan/Zoning Update	Staff anticipates that the draft master plan will be presented in September.	

FY 2022-2023			
Project	Project Name/Description	Status	Completed
<b>STREETS, SIDEWALKS, SIGNALS(S)</b>			
<b>2017-S15/ 2017-U28</b>	S. Barnes Street – Ash to Kipp	All lead water service lines have been replaced, anticipated completion of paving by end of October.	
<b>2019-S1</b>	Walnut Ct. – Columbia to Ash	Moved to Next FY by Council Action	MOVED
<b>UTILITIES: SANITARY SEWER, STORM WATER, AND WATER DISTRIBUTION (U)</b>			
<b>2018-U39</b>	Well No. 9 (Temple St.) Rebuild	Well No. 8 has become a higher priority, staff evaluating a change in well rebuild.	
<b>2022-U1</b>	Headworks Huber Screen	Anticipated 2 <sup>nd</sup> quarter of FY 22-23	
<b>PARKS/ CEMETERY/ FORESTRY/ NONMOTORIZED (P)</b>			
<b>2020-P3</b>	Hayhoe Riverwalk Trail – Eval. & Repair	Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2020-P11</b>	Rayner Park- Phase 1 Construction	City Council considering executing Project Agreement, Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2020-P1</b>	Columbia Street Bridge: Non-Motorized Connection	County Approved Grant as a Late Award, Awaiting Grant Documents, Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2020-P15</b>	Jefferson Trailhead/ Cemetery/ Community Garden	Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2020-P17</b>	Non-motorized Program: Southeast Quadrant of the City	Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2020-P1</b>	Maple Grove Cemetery: Columbarium (3)	Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>MOTOR VEHICLE POOL (MVP)</b>			
<b>2017-MVP22</b>	Vehicle No. 83 Police	Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2017-MVP18a</b>	Vehicle No. 24 Dump/Plow Truck	Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	

<b>2022-MVP1</b>		Concrete Grinder	Council approved on 8.15.22; Ordering in progress	
<b>2022-MVP2</b>	Trailer No. 53	Public Works	Under Council threshold on quotes, anticipate receiving by September	
<b>2022-MVP3</b>	Trailer No. 55	Public Works	Council approved on 8.15.22; Ordering in progress	
<b>2022-MVP4</b>	Mower Attach No. 39	Public Works	Council approved on 8.15.22; Ordering in progress	
<b>BUILDING, PROPERTY, EQUIPMENT (B)</b>				
<b>2018-B14</b>	Fire: Rehab 815 Replacement		Anticipate 1 <sup>st</sup> quarter of FY 22-23	
<b>2020-B4a</b>	DPW: Facility Design		Staff finalizing concepts, Anticipate bidding 2 <sup>nd</sup> quarter of FY 22-23	
<b>2017-B5b</b>	Building: Library Phase 1, Part 1		Staff reviewing estimates from contractor, amending scope of SHPO grant for essential items, and awaiting grant consideration from MEDC to fill gap (anticipate announcement Sept)	
<b>2017-B10</b>	Fire: Furnace/AC, Office & Training Area		Anticipate 3 <sup>rd</sup> quarter of FY 22-23	
<b>2018-B15</b>	Fire: Sprinkler System in Truck Bay		Anticipate 3 <sup>rd</sup> quarter of FY 22-23	
<b>2018-B20</b>	Fire: Carpet Replacement for Station 1		Anticipate 3 <sup>rd</sup> quarter of FY 22-23	
<b>2018-B25</b>	Police: In-Car Digital Recording System		Anticipate 3 <sup>rd</sup> quarter of FY 22-23	
<b>2018-B23a</b>	Cedar/127 Corridor Sub-area Plan		Anticipate 1 <sup>st</sup> quarter of FY 22-23	
<b>2018-B23b</b>	Kipp Road/Temple Street Sub-area Plan		Underway through County grant, met with consultants to confirm outstanding items.	
<b>2019-B2b</b>	City Hall Renovations: Phase 1 /Carpet		Anticipate Bidding 2 <sup>nd</sup> quarter of FY 22-23	
<b>2020-B4b</b>	Public Works: Facility Construction		Anticipate Bidding 3 <sup>rd</sup> quarter of FY 22-23	
<b>2022-B1</b>	Ordinance Update: Planning, Subdivision, Signs, STR		Anticipate 2 <sup>nd</sup> quarter of FY 22-23	

#### ACTIVE PROJECTS STATUS UPDATES (PROJECTS NOT COORDINATED BY THE CITY)

Project Name	Status
<b>PERMITS – COMMERCIAL PROJECTS</b> (listed only once when active)	
Rayner Ponds Subdivision Extension of a Final Preliminary Plat and Final Site Plan <b>PENDING</b>	James Giguere of Giguere Homes has submitted a request to City Council for a two-year extension of a previously approved and extended Final Preliminary Plat to create 20 residential lots due to project delays associated with impacts of Covid-19. A request was also submitted to the Planning Commission for a 12-month extension of a previously approved Final Site Plan for the same development.
132 Cedar St. – Suite 150 Dirty Laundry Lounge <b>ISSUED</b>	Tamah Gustafson, Dirty Laundry Lounge, has been issued a building permit to convert a former retail space into a self-service laundry facility.

# **STEELE ELEMENTARY**

## **RIBBON CUTTING AND OPEN HOUSE**

**Join us in officially opening Steele Elementary**

**Wednesday, September 7**

**5:30 p.m. Ribbon Cutting & Press Conference**

**6-7 p.m. Open House**

**531 Steele Street, Mason**

